

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, NOVEMBER 7, 2001**

**UNAPPROVED DRAFT**  
**Completed 1/9/02**

PRESENT: John R. Byers, Mount Vernon District  
Joan M. DuBois, Dranesville District  
Janet R. Hall, Mason District  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At Large  
Peter F. Murphy, Jr., Springfield District  
John M. Palatiello, Hunter Mill District

ABSENT: Walter L. Alcorn, Commissioner At-Large  
Suzanne F. Harsel, Braddock District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:17 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Chairman Murphy congratulated Commissioner Koch and his wife, Lois, for participating in and completing the Marine Corps marathon last week.

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**FSA-M96-19-2 - VERIZON - 7401 Eastmoreland Road**

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATION PROPOSED BY VERIZON WIRELESS FOR THE TELECOMMUNICATION FACILITY LOCATED AT 7401 EASTMORELAND ROAD, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND IS CONSISTENT WITH PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION ON OCTOBER 30, 1996. THEREFORE IT IS RECOMMENDED THAT THE MODIFICATIONS BE CONSIDERED A "FEATURE SHOWN" AMENDMENT PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, Smyth and Wilson absent from the meeting.

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Citing a notification error, Commissioner Palatiello MOVED THAT THE PUBLIC HEARING ON SEA-82-C-063-3, AAL PARTNERSHIP, BE DEFERRED TO A DATE CERTAIN OF THURSDAY, NOVEMBER 8, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, Smyth and Wilson absent from the meeting.

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Commissioner Palatiello also MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON 2232-H01-14, SPRINT PCS, TO A DATE CERTAIN OF DECEMBER 6, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, Smyth and Wilson absent from the meeting.

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#### ORDER OF THE AGENDA

In the absence of Secretary Harsel, Chairman Murphy noted that there was only one item on tonight's agenda.

#### 1. S00-CW-2CP - OUT-OF-TURN PLAN AMENDMENT

This was accepted without objection.

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S00-CW-2CP - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan in accordance with the *Code of Virginia*, Title 15.2, Chapter 22 concerning approx. 10,000 ac. in the SE portion of the County known as Mason Neck. The area includes the entire Mason Neck Community Planning Sector (LP3) & a portion of the Lorton-South Rt. 1 Community Planning Sector (LP2). The Mason Neck area is generally bounded by Pohick Creek to the N., Old Colchester Road to the W., the Potomac River to the E., & the Occoquan River to the S. The area is currently planned for public parkland & low density residential uses. The amendment considers changes to proposed residential development design & densities, strategies for protecting environmentally sensitive lands during development, & ways of protecting the historic resources of the area. The

recommendations under consideration would retain the base density of .1 du/ac but allow a density between .1 & .5 du/ac if a site is clustered to preserve at least 50% as undisturbed open space. The recommendations also encourage public acquisition or the use of protective easements on privately owned landholdings greater than 25 ac. in size & support measures to protect the historic significance of the Colchester, Gunston Hall, Lebanon, & Cranford Church/Indian Springs Farm areas. Amendments to the Policy Plan and/or Glossary may also be considered.

MOUNT VERNON DISTRICT. PUBLIC HEARING.

Mr. Bruce Douglas, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the language outlined on pages 20 through 22 of the staff report.

Mr. Douglas responded to questions from Commissioner Byers regarding staff's rationale for not specifically including the eight minimum impact development concepts suggested by the Mason Neck Task Force and outlined on page 18 of the staff report. Commissioner Byers disagreed with staff's comments on page 19 and asked that at least seven of the proposed development concepts be incorporated into the proposed Plan Amendment language. Commissioner Byers explained that one of the concepts listed, minimizing street widths, might create a safety problem; therefore, he did not suggest including that concept.

In response to a question from Commissioner Byers, Mr. Fred Selden, Director, PD, DPZ, said that staff could revise the language to include those concepts as early as next week, but that it would be difficult to have the new language ready for the Commission's review by tomorrow night.

Chairman Murphy called the first listed speaker and recited the rules for public testimony.

Mr. Joseph Chudzik, 10916 Harley Road, Lorton, supported the Task Force and staff recommendations with the exception of staff's rationale for not creating historic districts around Lebanon House and Gunston Hall as noted on page 20 of the staff report. (A copy of Mr. Chudzik's statement is in the date file.)

In response to questions from Commissioner Byers, Mr. Chudzik maintained that even though Lebanon House was located on park land, it still needed the protection of an historic district so that changes to the house and grounds would be subject to outside review rather than only the discretion of the Northern Virginia Regional Park Authority (NVRPA).

Mr. Gary Knipling, 11807 Harley Road, Lorton, supported the Task Force and staff recommendations with the same reservation expressed by Mr. Chudzik regarding Lebanon House and Gunston Hall.

Mr. Martin Miller, 10804 Harley Road, Lorton, Co-Chair of the Mason Neck Task Force, representing the Mason Collar Citizens Association, thanked staff for their contributions to the Task Force's effort; however, differed with their recommendation for implementation of Task Force Recommendation 4 regarding the Conservation Subdivision Design. He said that this concept should be implemented, not only on Mason Neck, but Countywide as well. He concurred with Commissioner Byers' suggestion that the minimum impact development concepts in Task Force Recommendation 5 also be incorporated into the Plan language. Mr. Miller agreed with Messrs. Chudzik and Knipling that historic districts should be created around Lebanon House and Gunston Hall, even though it might be a symbolic gesture in the case of Gunston Hall since it was located on state-owned property.

In response to questions from Commissioner Byers, Mr. Bruce Kriviskey, PD, DPZ, explained that historic districts were defined in several ways, but that the traditional ¼ mile radius was not really applicable in all instances and that staff preferred to define such districts by property boundaries rather than an arbitrary distance. He confirmed that the Gunston Hall property was not subject to Fairfax County's Zoning Ordinance and that establishing an historic district around it would have no effect. He explained that the Lebanon House situation was different, but staff maintained that a historic district was not needed since the property was under the administration of the NVRPA.

In response to further questions from Commissioner Byers, Mr. Selden agreed with Mr. Kriviskey that a historic district was unnecessary at Lebanon House and would be ineffective at Gunston Hall. He added, however, that another means to accomplish the goal of protecting historic assets might be a memorandum of understanding with NVRPA that would include a provision for consultation with the County's Architectural Review Board regarding any proposals to alter the property.

In response to questions from Commissioner Byers, Mr. Miller explained the Task Force's position regarding its recommendation for cluster development on Mason Neck. Concerning the historic district issue, he said that he would support a memorandum of understanding with NVRPA for Lebanon House.

Mr. William H. Taft, IV, 9829 Gunston Road, Lorton, explained that he was the owner of two properties that would most likely be included in any historic district around Gunston Hall. He supported the goals of the Task Force, but was opposed to the creation of an historic district unless his properties were not included.

Mr. Lowell Curtis, 11375 River Road, Lorton, supported the Task Force and staff recommendations, but agreed with Messrs. Chudzik and Knipling that historic districts were needed for Lebanon House and Gunston Hall. (A copy of Mr. Curtis' statement is in the date file.)

Mr. Gerald Lyons, 10705 Old Colchester Road, Lorton, a member of the Task Force, supported the Task Force recommendations and Commissioner Byers' suggestion that the minimum impact development concepts be incorporated into the Plan language.

Mrs. Sallie Lyons, 10705 Old Colchester Road, Lorton, spoke about the history of Mason Neck. She supported establishment of historic districts around Lebanon House and Gunston Hall.

Mr. Walter Barbee, 10644 Gunston Road, Lorton, explained that his property would most likely be included in an historic district around Gunston Hall and that he agreed with staff that it would serve no purpose.

In response to a question from Commissioner Byers, Mr. Barbee pointed out the location of his home on the approach to Gunston Hall.

Mr. John F. Murphy, 5750 Hallowing Drive, Lorton, concurred with Mr. Barbee and staff that an historic district around Gunston Hall was not needed. He said such a district would create a hardship on himself and other property owners in the vicinity by placing restrictions on development of their land.

In response to questions from Commissioner Byers, Mr. Murphy pointed out the location of his home on the edge of Gunston Hall's property boundary and noted that, to his knowledge, all of the homeowners in this area of Gunston Road and Hallowing Drive were opposed to the creation of an historic district.

Mr. Gene Hendrix, 5901 Mount Vernon Boulevard, Lorton, spoke in opposition to the entire Plan Amendment. He said there was no need for more regulations on land use in Mason Neck.

Mr. Linwood Gorham, 6036 Chapman Road, Lorton, representing the Lorton Federation of Citizens Associations, supported the Plan Amendment as outlined by staff. Speaking on his own behalf, he agreed with previous speakers that an historic district around Lebanon House was needed.

There being no further speakers or closing staff comments, Chairman Murphy called for final comments and questions from the Commission.

Commissioner Byers commented that he was facing a dilemma in that he agreed with staff that historic districts around Lebanon House and Gunston Hall would be ineffective tools for protection, but also agreed with Mr. Curtis and other speakers who said that perhaps such districts should be created anyway, even if they were only symbolic. He said that more work and discussion was needed on this amendment and announced his intent to defer the decision.

Chairman Murphy then closed the public hearing and recognized Commissioner Byers for a deferral motion. (A verbatim transcript is in the date file.)

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Commissioner Byers MOVED THAT WE DEFER THE DECISION ONLY ON S00-CW-2CP TO A DATE CERTAIN OF DECEMBER 12, 2001, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, Smyth and Wilson absent from the meeting.

Commissioner Byers then MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD DEFER ITS PUBLIC HEARING ON OUT-OF-TURN PLAN AMENDMENT S00-CW-2CP TO A DATE SUBSEQUENT TO 12 DECEMBER 2001.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, Smyth and Wilson absent from the meeting.

**NOTE:** On Thursday, September 8, 2001, the Commission reconsidered its action on this item and moved to reschedule the Commission's decision to November 14, 2001 so that the Board of Supervisors' public hearing on December 3, 2001 could still take place.

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The meeting was adjourned at 9:32 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on:

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Mary A. Pascoe, Clerk to the  
Fairfax County Planning Commission